



**AGENDA AND WORKSHEET FOR THE HIBBING CITY PLANNING COMMISSION**

Monday July 10, 2017  
5:00 PM Hibbing City Hall Council Chamber

1. CALL TO ORDER AND ROLL CALL FOR PLANNING COMMISSION:

Chairperson G. Oie	_____	Ex Officio P. Green	_____
Commissioner G. Smith	_____	Ex Officio M. Galli	_____
Commissioner J. Petrangelo	_____	Ex Officio J. Story	_____
Commissioner T. Kautto	_____	City Administrator, T. Dicklich	_____
Commissioner D. Hendrickson	_____	HPUC General Manager, S. Hautala	_____
Commissioner J. Paulsen	_____		
Commissioner C. Link	_____		

2. APPROVAL OF MINUTES:

Approval of the Planning Commission Minutes for May 8, 2017. Note corrections, additions, or deletions, if any:

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ YES: \_\_\_\_\_ NO: \_\_\_\_\_

3. ACCEPTANCE OF AGENDA:

Acceptance of agenda for recording purposes. Note additions, deletions or changes, if any:

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ YES: \_\_\_\_\_ NO: \_\_\_\_\_

4. NEW BUSINESS

- A. Convene the public meeting scheduled for this time to discuss screening and storage recommendations for RAYBAR Hospitality Inc., Ray Davidson, 408 Howard Street, Hibbing, MN for the Brickyard Bar and Grill vacant lot, on the subject property (Lots 5 and 6, Block 9, Central Addition to Hibbing).

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ YES: \_\_\_\_\_ NO: \_\_\_\_\_

5. OPEN DISCUSSION

*(Continue On Page 2)*

6. ADJOURNMENT:

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ YES: \_\_\_\_\_ NO: \_\_\_\_\_

*(Reminder: Chairperson and Secretary sign approved minutes)*

**COMMISSIONERS PLEASE CALL STAFF IF YOU CANNOT ATTEND: 218-312-9733**

May 8, 2017

The Hibbing Planning Commission held a meeting on Monday, May 8, 2017 at 5:00 pm in the City Hall Council Chambers. Chairperson G. Oie, T. Kautto, J. Paulsen, C. Link, and staff members P. Green and M. Galli were present. Commissioner G. Smith, J. Petrangelo, and D. Hendrickson notified staff they could not attend.

APPROVAL OF MINUTES

Commissioner C. Link made a motion to approve the minutes for the March 27, 2017 Planning Commission meeting. Commissioner T. Kautto seconded the motion. The motion carried unanimously.

ACCEPTANCE OF AGENDA

Commissioner T. Kautto made a motion to accept the agenda as presented. Commissioner J. Paulsen seconded the motion. The motion carried unanimously.

NEW BUSINESS

At this time Chairperson G. Oie convened the public hearing scheduled for this time to approve a request of Arthur and Julie Dost, 5209 Latta Street, White Bear Lake, MN 55110 for a CUP to build a Seasonal Dwelling in accordance with the requirements of the O-1, Open Space District, and the Hibbing City code of Ordinances per Section 11.05 Sub 2I, on the subject property, (Government Lot 3, Section 18, Township 56 North, Range 20 West, City of Hibbing, 2900 Bunker Road.) J. Lopac presented the staff report. At this time Chairperson G. Oie convened the public hearing scheduled for this time to approve a request of Arthur and Julie Dost, 5209 Latta Street, White Bear Lake, MN 55110 for a CUP to build a Seasonal Dwelling in accordance with the requirements of the O-1, Open Space District, and the Hibbing City Code of Ordinances per Section 11.05 Sub 2I, on the subject property, (Government Lot 3, Section 18, Township 56 North, Range 20 West, City of Hibbing, 2900 Bunker Road). P. Green presented the staff report. Arthur Dost, 5209 Latta Street, White Bear Lake, MN was present. Mr. Dost inquired if he could use a shipping container for storage on the property. The Planning Commission noted that shipping containers are not a permitted use in the City of Hibbing. Commissioner C. Link inquired on the structure of the cabin and what size it would be. Mr. Dost stated that it would be a wood frame garage and it would be 28 feet by 44 feet. There was no one in the audience to comment on the matter. The Commissioners went through the finding of fact statements and agreed with all of them. Commissioner C. Link made a motion to approve the request with the condition that there will be no storage container on the property and that the privy will be separate from the wood shed (enforced by Saint Louis County). Commissioner J. Paulson seconded the motion. The motion carried unanimously. The motion will go to the City Council on Wednesday, May 17, 2017 for final approval.

OPEN DISCUSSION

Commissioners inquired on when the next Zoning Amendment Meeting would be scheduled.

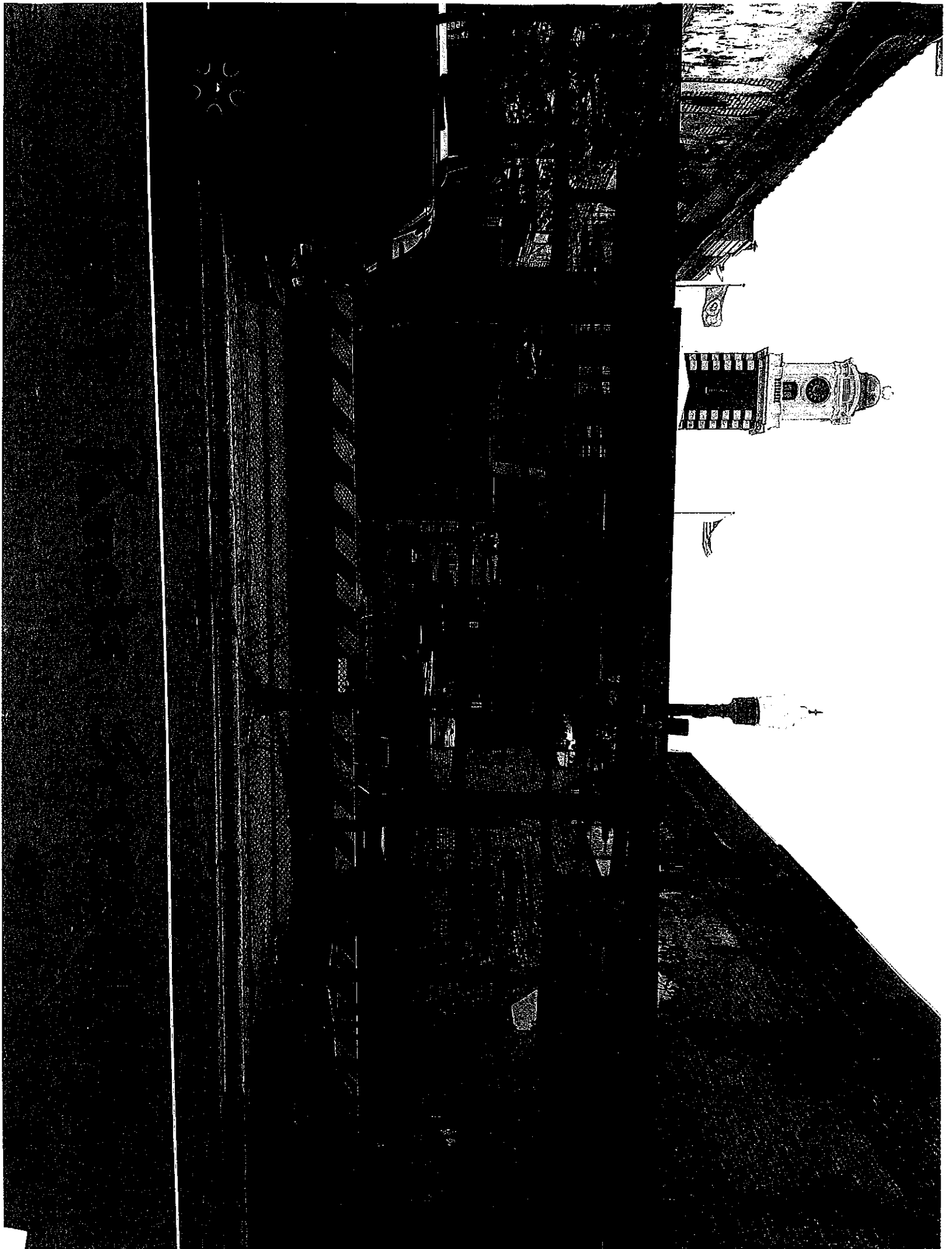
ADJOURNMENT

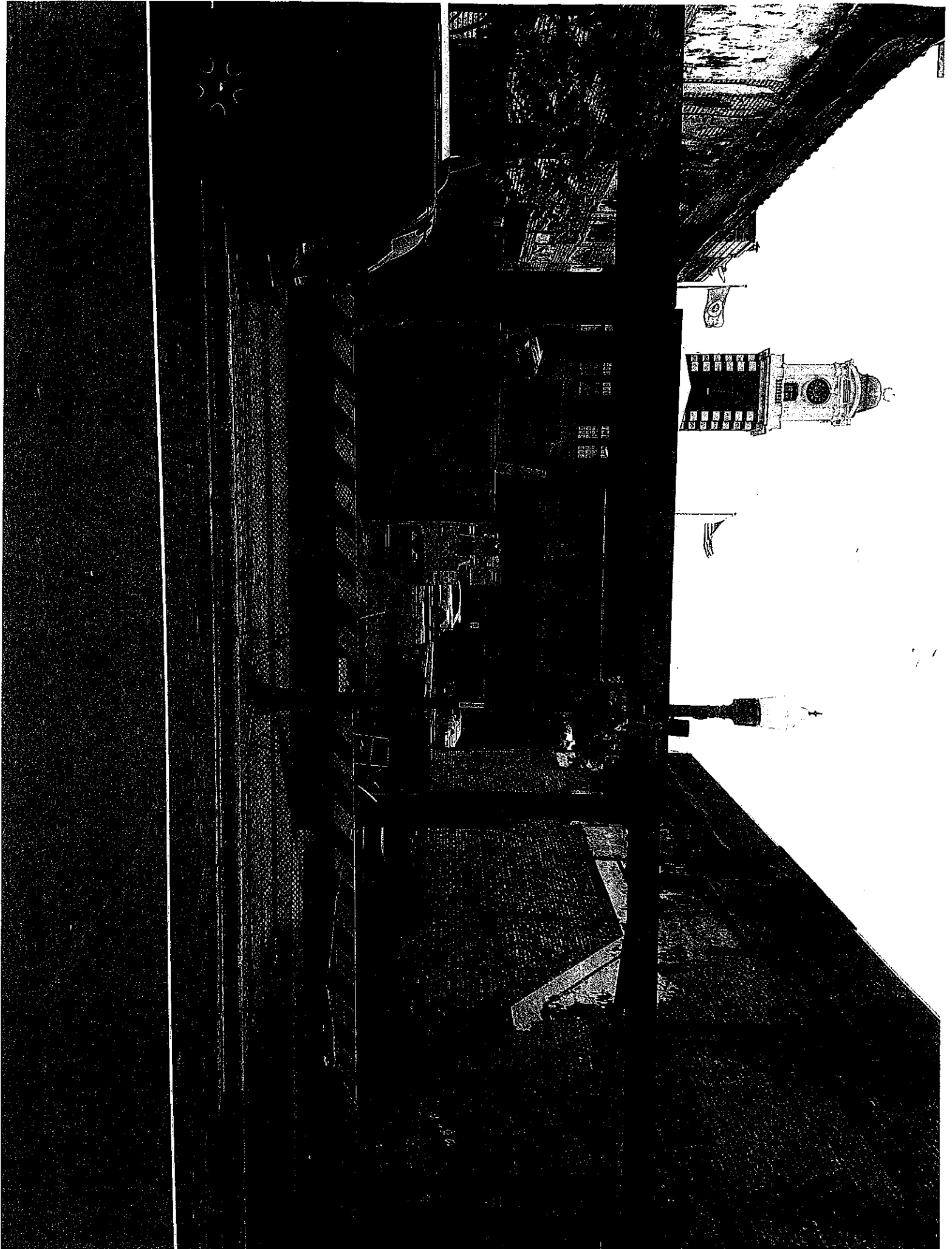
Due to no further discussion it was moved by Commissioner C. Link, supported by Commissioner T. Kautto to adjourn until the next meeting. The motion carried unanimously.

\_\_\_\_\_  
G. Oie, Chairman

ATTEST:

\_\_\_\_\_  
Mandy Galli, Secretary





Staff Report by Pat Green for the Hibbing Planning Commission

July 10<sup>th</sup>. 2017 Planning Commission Meeting.

RE: Ray Davidson 11768 Townline Road

The applicant in this case is having a meeting regarding temporary screening and storage on the former Brickyard Bar site. The reason for this meeting is to screen the vacant lot, keep the storage containers and other items on the empty lot while he renovates the 412 bar and Flower Basket. The applicant will be using the storage material during this renovation. The former Brickyard building came down in late fall of 2016 the storage containers were set on the property in February of 2017. The screening of the lot from Howard Street will consist of exterior grade plywood and stain or paint. The openings of the wall would be framed in and then plywood fasten to framing. This would not be permanent screening since the beams and openings would be part of the renovation.

Note: This is not a permit by the Planning Commission but a recommendation to the City Council about this proposal. The Commission may add their own recommendations such as colors, appearance and time limits of when to begin this and end the screening / storage.

The meeting is also to see if the commission is in favor or not in favor of the proposal to screen and store material on the empty lot.